

Rubio House, 140 West Kennedy Street
Barrio Libre (Barrio Histórico)
Tucson
Pima County
Arizona

HABS No. AZ-73-42

HABS,
ARIZ,
10-TUCSO,
30/42

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Heritage Conservation and Recreation Service
Department of the Interior
Washington, D.C. 20243

HISTORIC AMERICAN BUILDINGS SURVEY

BARRIO LIBRE (Barrio Histórico)

RUBIO HOUSE, 140 WEST KENNEDY STREET HABS No. AZ-73-42

Location: 140 West Kennedy St., Tucson, Pima County, Arizona.

USGS Tucson Quadrangle, Universal Transverse
Mercator Coordinates: 12.502680 .3563970

Present Owner
and Occupants: María Esquer and Bertha and José Cortez.

Present Use: Residential.

Significance: This flat-roofed Sonoran adobe row house maintains the scale and size of the earlier dwelling adjoining it on the west. The structure varies slightly from the traditional Sonoran plan with its enclosed, raised entrance and decorative window lintels. These are the only buildings facing north on this portion of W. Kennedy Street, however the planar qualities of the streetscape are maintained by the same degree of setback of the corner dwellings and the fence adjoining this structure.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: pre-1900.
2. Architect: None known.
3. Original and subsequent owners: See chain of title below.

Part of Lot 1, Block 241, parcel 14.

- | | |
|------|---|
| 1892 | Deed, November 4, 1892, recorded in Volume 25, page 118.
Rafaela F. de Herreras to Diego Valencia. |
| 1892 | Deed, November 19, 1892, recorded in Volume 25, page 122.
Diego Valencia to Jesus de Valencia. |
| 1900 | Deed, July 21, 1900, recorded in Volume 30, page 454.
Diego and Jesus R. Valencia to Eulalia R. de Rubio. |
| 1903 | Deed, September 26, 1903, recorded in Volume 34, page 707.
Eulalia R. de Rubio to Mathilda and Catalina Rubio. |
| 1930 | Deed, February 8, 1930, recorded in Volume 141, page 459.
Catalina R. Rubio to Jesus R. Valencia. |

- 1938 Deed, August 10, 1938, recorded in Volume 215, page 617. Jesus R. de Valencia by Diego S. Valencia, Adm. to Maria Luisa Atkinson Esparza, et al.
- 1940 Deed, June 6, 1940, recorded in Volume 230, page 377. Maria Luisa Atkinson Esparza, et al, to Ysidro and Marina Cortez.
- 1956 Deed, December 27, 1956, recorded in Volume 1071, page 335. Ysidro and Marina Cortez to Maria Esquer, et al.

4. Builder: Unknown.

5. Alterations and additions: A frame porch was added to the rear of the structure between 1914 and 1919. A frame shed at the back property line was torn down some time after 1948.

B. Historical Events and Persons Connected with the Structure:

Diego Valencia once owned the entire corner of S. Convent Ave. and W. Kennedy St., including the lot this structure was built on. Valencia's own house was located next door, on the corner of S. Convent Ave. and W. Kennedy St. Librado Rubio, a salesman for the Singer Company, was the first known occupant of the dwelling in 1899. The Rubios and Valencias were related by marriage: Mrs. Valencia was the sister of Librado Rubio. The Rubios and their two daughters, Mathilde and Catalina, were one of two families that occupied the structure. The property passed back to the Valencias in 1930, and was then sold to Ysidro and Marina Cortez in 1940. The Cortez family has occupied the residence since 1940.

Prepared by: Ann E. Huston
Project Historian,
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Historic American Buildings Survey
September 1980

PART II. ARCHITECTURAL INFORMATION

A. General statement:

1. Architectural character:

This flush-fronted adobe residence is typical of the Early Transitional phase of Tucson architectural development.

2. Condition of fabric: Good.

B. Description of Exterior:

1. Overall dimensions: The building measures 43' 9" east-to-west along its north (front) facade, and 30' 3" north-to-south along its sides.
2. Foundations: Inaccessible. There may not be a foundation in the typical fashion of adobe buildings of this period.
3. Wall construction, finish and color: The ca. 1' 9" thick walls are of mud adobe and stucco finish. The surface is painted beige.
4. Structural system, framing: The adobe bearing walls support standard ceiling joists and rafters.
5. Porches, stoops: There is a simple shed-roof ramada-like structure along the south rear. It has exposed roof joists. The entrance doorway provides access to a recessed and elevated entryway where doors provide access to the two units. This recessed entryway appears to be the result of early remodeling.
6. Chimneys: A single chimney situated along the west party wall has a chimney which appears to be a part of this structure. There is no corresponding fireplace in either unit.
7. Openings:
 - a. Doorways and doors: The entryway provides access to the entry doors. The principal doorway has a four-vertical-panel door with side lights and transom. The doorway to the side unit has a four-panel door. Rear doorways contain similar four-panel doors.
 - b. Windows: Windows set high on the north facade are set flush with the exterior wall surface. They are of wood double-hung sash and have flat board surface trim with a molded head cap. Two windows have two-over-two lights and one has one-over one lights. Windows on the rear elevation are similar. There is a four-over-four light, wood, double-hung window on the east facade, or side.
8. Roof:
 - a. Shape, covering: The building has a low sloping gable roof, the ridge of which runs east to west. The two slopes are unmatched. The roof surface is rolled asphalt over asphalt shingles. The slatted gable ends provide ventilation to an unused attic space.
 - b. Cornice, eaves: The roof projects slightly over the exterior walls and a flat board fascia covers the rafter ends.

C. Description of Interior:

1. Plan: The building plan is rectangular, four rooms across and two rooms deep. Entrance is through a small entryway into the second room, and from there into the rooms on either side and to the rear. These rooms, in turn, open into adjoining or adjacent rooms, so that the entire inner space is connected.
2. Flooring: Floors are of 3 $\frac{1}{2}$ " fir and are carpeted or surfaced with vinyl tile.
3. Wall and ceiling finish: Walls are of plaster over adobe or of wood lath and plaster. The latter material appears to be the result of early remodeling. Ceilings are of wood lath and plaster. The entrance hall has a ceiling height of 10'-10"; other rooms have 9'-1" high ceilings.
4. Openings: Doorways have board jambs with four-panel (two-over-two) doors and flat board trim of 4" and/or 5".
5. Decorative features and trim: The entrance hall has a picture rail at 8'-5" above the floor.
6. Equipment:
 - a. Electricity: There is modern electric service in the building.
 - b. Plumbing: There is also modern plumbing in the building.
 - c. Heating: There is no heating system.

C. Site:

1. General setting and orientation: The building is located on the south side of West Kennedy Street, with its front facade at the property line, about 2 $\frac{1}{2}$ ' or 3' back from the curb. Its west wall abuts the east wall of the adjacent building.
2. Enclosures and planting: There is a driveway on the east side of the building, controlled by a chain-link gate.

The south rear yard is being enclosed by a chain-link fence. The yard has several trees, most prominent are Chinaberry trees. There are other varieties, newly planted, of small trees.

Prepared by: Prof. Robert C. Giebner
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July 1980

PART III. SOURCES OF INFORMATION

Building slip, Pima County Assessor's Office
Sanborn Fire Insurance Company maps, 1909, 1914, 1919, 1948.
Tract Books, Pioneer National Title Insurance Company (Microfilm, Recorder's records).

Tucson City Directories, 1897-1979.

Oral Interviews:

Eliazar Herreras, 1331 E. Waverly

Adelina Flores, 56 W. Kennedy St.

PART IV. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey (HABS) of the Heritage Conservation and Recreation Service's National Architectural and Engineering Record (NAER) in cooperation with the Tucson Barrio Association, Inc. Funds for the project were provided by the Arizona State Historic Preservation Office and the Arizona State Office of Economic Planning and Development. Under the direction of Robert Kapsch, Chief of NAER, John Poppeliers, Chief of HABS, and Kenneth L. Anderson, Principal Architect, the project was completed during the summer of 1980 at the HABS field office in Tucson, Arizona, by Robert C. Giebner, Project Supervisor (Professor of Architecture, University of Arizona); William Joseph Graham, Project Foreman (University of Maryland); Ann E. Huston, Project Historian (California State University, Sacramento); Maureen L. Gerhold, Assistant Historian (Pennsylvania State University); Student Architects Scott Marshall Dolph (University of Arizona); Carol Jean Lemon (Washington State University); and Harrison Adam Sutphin (Virginia Tech); and Comprehensive Employment and Training Act (CETA) Summer Youth Employment Program Interns: Maria Arriol (Tucson High School); Ernest Cota; Lupita Lopez (Tucson High School) and Anna Trinidad. Photographs records were made for HABS by David J. Kaminsky, Photographer, Roswell, New Mexico. Editing and final preparation of the documentation was carried out in 1981 in the HABS Washington Office by William Joseph Graham, Architect, and Lucy Pope Wheeler, Writer/Editor, the HABS professional staff.

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